075.0	0003	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,217,900 / 1,217,900
					USE VALUE: 1,217,900 / 1,217,900
					ASSESSED: 1,217,900 / 1,217,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
359		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERPA MARIA B
Owner 2:	
Owner 3:	
Street 1:	359 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SERPA CAETANO V & MARIA B -
Owner 2:	-
Street 1:	359 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,591 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Stucco Exterior and 4424 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13591.000	696,400		521,500	1,217,900
Total Card	0.312	696,400		521,500	1,217,900
Total Parcel	0.312	696,400		521,500	1,217,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.29 | /Parcel: 275.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	696,300	0	13,591.	521,500	1,217,800	1,217,800	Year End Roll	12/18/2019
2019	101	FV	515,500	0	13,591.	521,500	1,037,000	1,037,000	Year End Roll	1/3/2019
2018	101	FV	515,500	0	13,591.	447,000	962,500	962,500	Year End Roll	12/20/2017
2017	101	FV	515,500	0	13,591.	417,200	932,700	932,700	Year End Roll	1/3/2017
2016	101	FV	515,500	0	13,591.	357,600	873,100	873,100	Year End	1/4/2016
2015	101	FV	486,500	0	13,591.	320,300	806,800	806,800	Year End Roll	12/11/2014
2014	101	FV	486,500	0	13,591.	296,500	783,000	783,000	Year End Roll	12/16/2013
2013	101	FV	486,500	0	13,591.	282,700	769,200	769,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SERPA CAETANO V	75842-524		10/8/2020	Convenience	1	No	No		
	15392-266		1/1/1984		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	1114	Re-Roof	9,000		8/11/2015			Strip and reroof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
2/18/2009	Meas/Inspect	189	PATRIOT
11/24/1999	Inspected	267	PATRIOT
10/21/1999	Measured	263	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

47443

GIS Ref

GIS Ref

Insp Date

02/18/09

!6268!

PRINT

Date	Time
12/10/20	21:03:55

LAST REV

Date	Time
11/06/20	10:50:30

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13591		Sq. Ft.	Site		0	70.	0.55	4			Med. Tr	-10					521,472						521,500	

Total AC/HA: 0.31201 | Total SF/SM: 13591 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 521,472 | Spl Credit | Total: 521,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98936653
Const Adj.:	1.00969899
Adj $ / SQ:	129.865
Other Features:	123000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	855485
Depreciation:	159120
Depreciated Total:	696365

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

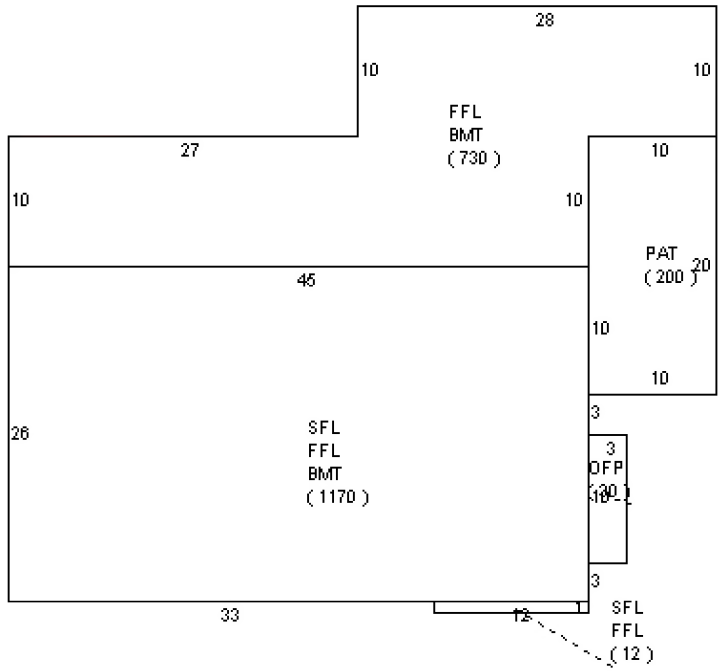
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.72
Special Features:	0	Val/Su Net:	133.31
Final Total:	696400	Val/Su SzAd	225.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,912	129.870	248,302
BMT	Basement	1,900	61.190	116,253
SFL	Second Floor	1,182	129.870	153,501
PAT	Patio	200	4.170	833
OFP	Open Porch	30	44.430	1,333

Net Sketched Area:	5,224			Total:	520,222
Size Ad	3094	Gross Are	5224	FinArea	4424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	